

Single Family Loan Program Descriptions

Special Loan Programs

1. MHRP-SF - Maryland Housing Rehabilitation Program –Single Family - The purpose of the Maryland Housing Rehabilitation Program is to preserve and improve existing one to four family residential properties in the State. The program is designed to allow borrowers to bring properties up to applicable building codes and standards.
2. LICORP – Livability Code Rehabilitation Program (no longer active) – this program was replaced by the Maryland Housing Rehabilitation Program.
3. IPP Indoor Plumbing Program - The purpose of the Indoor Plumbing Program is to provide indoor plumbing to residential properties for families with 80% or less medium income.
4. RELAP Residential Lead Abatement Program – (no longer active) Most of these loans were made to landlords for the purpose of removing lead paint from their rental properties. In most cases, all payments are deferred and forgiven after five years if the property has been rented to a low-income family. The landlord must have filled out reports to DHCD each year to document this requirement. However, there are amortizing loans if the property is occupied by a family that does not qualify as low-income. Escrow payments may be required during the loan term if no other lender is collecting for it.
5. ARRA – American Recovery and Reinvestment Act – The “Be Smart” program is a weatherization loans which helps eligible low-income households lower their energy costs by increasing the energy efficiency of their homes, while ensuring their health and safety. Priority is given to homeowners who are elderly, disabled and families with children and/or who have the highest energy consumption

Homeownership Programs

6. Forward Reservation Program – This program was designed to finance the purchase of homes for families working with non-profits in targeted areas in Maryland, to provide low interest rates for lower income families and disabled borrowers.
7. MHFP – Maryland Home Financing Program – (no longer active) This is a regular first mortgage program designed to assist low-income homebuyers to purchase their first home. All loans are amortizing with a 30-year term and escrows are set up for taxes, insurance, and ground rent.
8. DSELP – Down Payment and Settlement Expense Loan Program - This program makes second mortgages to homebuyers to assist with the settlement costs for the purchase of their home. The loans are deferred at 0% until refinance or loan payoff.
9. EMA – Emergency Mortgage Assistance Program (no longer active) – The Emergency Mortgage Assistance Program was developed to assist homeowners in imminent danger of losing their homes, due to critical circumstances such as unemployment, disabling injury or medical condition, divorce, death of a spouse, or other unforeseen circumstances which have caused a loss of income
10. HEMAP – Homeowners Emergency Mortgage Assistance Program (no longer active) – This was an earlier version of the EMA program.
11. REMP – Reverse Equity Mortgage Program (no longer active) - Line of credit allows additional money to be loaned if property has sufficient equity. The mortgage is payable upon borrower’s death or sale of property.